

**TOWN OF DAVIE
WORKSHOP MEETING
MAY 16, 2005**

The meeting was called to order at 7:06 p.m. and was followed by the Pledge of Allegiance.

Present at the meeting were Mayor Truex, Vice-Mayor Hubert, and Councilmembers Paul (arrived at 7:08 p.m.) and Councilmember Starkey. Also present were Town Administrator Kovanes, Town Attorney Kiar, and Town Clerk Muniz recording the meeting. Councilmember Crowley was absent.

Development Services Director Mark Kutney introduced David Dalstrom of the South Florida Regional Planning Council and Marcella Campbell of the Treasure Coast Regional Planning Council.

Mr. Dalstrom discussed the progress of the charrette. Ms. Campbell provided a video presentation on the results of the July 2004 State Road 7 charrette. She stated that the Town's residents had the largest turnout of the participating communities. Ms. Campbell referred to the *Citizen's Master Plan* for Council's review in adopting the plans.

RESIDENTS' INPUT. Regarding residents' requests for the State Road 7 corridor, Ms. Campbell stated that residents wanted the portion of the road near I-595 and Stirling Road to remain a 6-lane road, improved landscaping and lighting, a parallel network of roads to avoid overcrowding of State Road 7, bus shelters with appropriate signage, and improved connectivity to State Road 7. She advised that residents felt the industrial park portion of the corridor should evolve to a more competitive business destination in Broward County. She indicated that residents also wanted better identification of the entrance into Davie. In addition, residents wanted parcels currently used for auto-related purposes to eventually be used for purposes that complemented the Town's image.

TRAFFIC CONCERNS. Ms. Campbell explained that the look of the State Road 7 corridor was very important to the image of the Town, especially where tourism and business were concerned. Ms. Campbell advised of three suggestions offered by traffic engineers: 1) access driveway consolidation to allow for connectivity between different businesses along the corridor; 2) creation of a new parallel network of streets; and 3) extension of Oakes Road across the Turnpike. Other requests from residents included less obtrusive parking for buildings, better landscaping, decorative streetlights, and wider sidewalks. Ms. Campbell spoke of protected bike lanes, bus shelters and the varying architecture styles and features other communities were considering. She explained the Metropolitan Planning Organization's (MPO) plan to bring the **BRT** bus system to Davie and the plans for the Central Broward Transit system to come through 441. Ms. Campbell spoke of the loop near the Oakes Road fire station and explained how this plan could be improved. She discussed the need for better drainage in the industrial park areas. With regard to the educational complex, Ms. Campbell highlighted recommendations such as more area for industry, workforce housing and housing for students in light of improved connectivity.

Ms. Campbell explained that the next stages in the process included adopting the Conceptual Master Plan and tear sheets, communicating with the DOT regarding plans for the corridor, identifying funding sources for the corridor and requesting certain road improvements of FDOT along State Road 7.

Ms. Campbell spoke of the Regional Planning Council's *Brownfield Designation Program* as a potential source of funding. She advised that a large issue identified was the need for land-use changes and land development regulations. Ms. Campbell spoke of the need to establish a workforce housing policy. She further recommended that the Town hire an Urban Designer.

Mayor Truex commended Ms. Campbell on the presentation and felt the renderings were exceptional. He asked if all municipalities had to sign on for the project to be

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coordinated. Ms. Campbell explained that some governments were ahead of Davie in the process. Mr. Dalstrom spoke of the steps taken so far in the process with regard to land development codes.

Mayor Truex voiced his concern about affordable housing. Ms. Campbell spoke of the difficulties of building affordable housing. She suggested that density could give the Town the leverage needed to ensure that affordable housing was created.

Mayor Truex asked how housing close to I-595 would be impacted by the airport. Ms. Campbell advised that no residential area had been proposed near any noise contours.

Mayor Truex referred to a diagram shown earlier illustrating proposed building changes. He asked how different landowners would coordinate on this effort. Ms. Campbell explained that developmental regulations and land use changes would need to be written. She felt the Town's Community Redevelopment Agency (CRA) and staff would figure out strategies to implement such plans. Ms. Campbell pointed out that certain concepts illustrated represented 5 to 20 years into the future.

Mayor Truex indicated he was pleased with the plans for bike paths and asked if any sort of transit meeting place would be on the tax rolls. Ms. Campbell advised this would be on the tax roll with the possible exception of a parking lot or transfer station for buses.

Mayor Truex asked about the style used on the renderings. Ms. Campbell responded that it was Florida vernacular style with a touch of the Mediterranean.

Regarding the auto auction parcel north of the Seminole property, Mayor Truex asked if the Town could do anything to move quickly on this. Ms. Campbell suggested talking with the property owner first and referred to the CRA for possible assistance. She also suggested a public-private partnership. Ms. Campbell recommended that the Town move forward on land development regulations and comprehensive land use amendments as final recommendations.

Mayor Truex asked about the possibility of condemnation if a landowner became difficult and held out. Ms. Campbell stated that condemnation should not be the first choice in matters of eminent domain, but rather incentives should be offered first. She advised that the CRA functioned to help make such plans work; however, condemnation was an option in the event other measures failed. Mayor Truex asked if Ms. Campbell had met with the CRA. She responded in the affirmative.

Vice-Mayor Hubert asked about the exit strategy for the residents living at 441 and Griffin Road by the waterfront properties. Ms. Campbell advised that by making the affordable housing component mandatory, such displacement could be appropriately phased out.

Councilmember Paul voiced her excitement about this project. She stated that input from the stakeholders and Town advisory boards should be consolidated with the goal of adopting the conceptual plan. Councilmember Paul spoke of re-writing the Town's Code and felt this project was an essential component. She spoke of the Town's on-going wish list regarding the Oakes Road Bridge, which she felt would improve connectivity overall. Councilmember Paul questioned whether the design for bus shelters would complement the other improvements. Ms. Campbell stated that this was one reason to complete the design quickly. Councilmember Paul stated her preference for the Florida vernacular style and wanted to stay away from the Mediterranean style. She voiced her support to include shade trees which encouraged people to walk more.

Mayor Truex asked that the Chamber of Commerce, as well as the Economic Development Committee, be notified.

Vice-Mayor Hubert stated that the affordable housing component needed to come before the bridge. Councilmember Paul felt funding for the bridge could be received from outside sources and that the affordable housing funding would come as a result.

Councilmember Paul asked about the formula for affordable housing and felt this could be worked on immediately. Ms. Campbell stated that this had to be absorbed into the comprehensive plan.

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Karen Stenzel-Nowicki, chair of the State Road 7/441 Steering Committee, voiced her support for the project. She referred to one recommendation given on page 39, and stated that the mixed use site north of the Seminole Hard Rock Casino would be a good site for the Town's Commons project. Ms. Stenzel-Nowicki voiced her opposition to the noise emanating from the Seminole Hard Rock Casino property. She asked that the Town move forward with a resolution to address the noise problem as she felt a mixed-use development could not survive the ongoing noise and fireworks.

Mark Engels, chair of the Davie CRA and member of the State Road 7/441 Steering Committee, felt the mixed-use component was an appropriate development for the type of improvements residents wanted brought to Davie.

Terry Santini, Davie CRA member, spoke of efforts the CRA was taking and of various options that could be considered to accomplish the affordable housing options Council wanted.

Redevelopment Administrator Will Allen stated that a lot of resources were needed for this effort. He felt the CRA could bring more consultants on board and perhaps share a staff member with the Town to work on this issue. Mayor Truex asked about the boundaries of the CRA along State Road 7. Mr. Allen advised it ran from I-595 to the Miami Subs restaurant.

Neil Kalis, vice-chair of the CRA, asked about the density needed to accomplish this project. Ms. Campbell stated that 6 units per acre were needed to support bus transit and 21 units per acre would support larger scale transit. However, she felt land costs would be the ultimate deciding factor. Ms. Campbell stressed the importance of linking the concept of affordable housing into the comprehensive plan.

Robert Breslau, chair of the Site Plan Committee, felt the economic feasibility of the project needed to be looked at very loosely. He felt that unstructured retail needed to be supported by residential density and asked that Council keep an open mind about the possibility of increased density.

There being no further business to discuss and no objections, the meeting was adjourned at 9:16 p.m.

Approved _____

Mayor/Councilmember

Town Clerk